

Ridgeview West Memorial Park, Inc.
CCF No. 96-0028427

First Bible Church, Inc. CC
CCF No. 95-0033675

G. A. Weber
Vol. 1156, Pg. 292

Sanctuary Drive

Lot 1R, Block A
1.057.085 Sq. Ft. Net
24.267 Acres Net

Rogers Road

Eldorado Parkway

SHEET 1 OF 2
FINAL PLAT

SAINT FRANCIS
OF ASSISI

Block A, Lot 1R

Being A Replat Of
Saint Francis Of Assisi
Block A, Lots 1 & 2

24.272 Acres Situated In The
J. T. HORN SURVEY ~ ABST. 418
FRISCO, COLLIN COUNTY, TEXAS

Owner

Roman Catholic Diocese Of Dallas
3725 Blackburn Street
Dallas, Texas 75219
Telephone 972 712-1087

Engineer

RLK Engineering, Inc.
111 West Main Street
Allen, Texas 75013
Telephone 972 359-1733

Surveyor

Surdikan Surveying, Inc.
13970 CR 480
Anna, Texas 75409
Telephone 972 924-8200
March 5, 2010

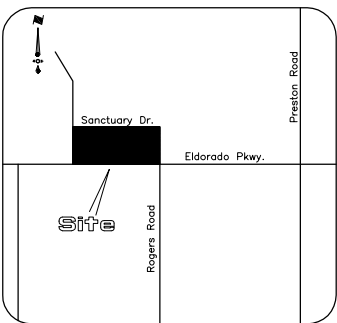
Project No. RP10-0004

0 60 100
GRAPHIC SCALE
1"=60'

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Curve Data Chart

	Inner	Outer	Inner	Outer	Inner	Outer
1	A=84°38'40" R=20.00' T=18.21' L=28.55'	A=84°38'40" R=44.00' T=40.07' L=59.62'	A=90°03'50" R=20.00' T=20.02' L=31.44'		A=68°54'32" R=20.00' T=13.74' L=24.65'	
2		A=33°59'47" R=20.00' T=6.11' L=11.87'	A=04°14'20" R=868.31' T=52.13' L=64.24'		A=90°00'00" R=20.00' T=20.00' L=31.42'	A=90°00'00" R=44.00' T=44.00' L=59.12'
3	A=35°23'08" R=20.00' T=6.38' L=12.35'		A=35°11'08" R=20.00' T=6.34' L=12.28'		A=77°34'00" R=20.00' T=16.07' L=27.08'	
4		A=90°00'00" R=20.00' T=20.00' L=31.42'		A=34°49'30" R=20.00' T=6.27' L=12.16'	A=72°10'28" R=36.00' T=26.24' L=45.35'	A=64°21'56" R=60.00' T=37.76' L=67.40'
5	A=89°59'54" R=20.00' T=20.00' L=31.42'		A=90°01'16" R=20.00' T=20.00' L=29.09'		A=109°40'56" R=10.00' T=14.20' L=18.82'	
6	A=90°00'46" R=20.00' T=20.00' L=31.42'		A=90°00'00" R=20.00' T=20.00' L=31.42'		A=76°47'54" R=20.00' T=15.85' L=26.81'	
7	A=90°00'05" R=20.00' T=20.00' L=31.42'		A=68°39'57" R=10.00' T=19.88' L=11.98'	A=89°55'44" R=20.00' T=19.88' L=31.39'	A=97°28'30" R=20.00' T=22.80' L=31.36'	A=97°28'30" R=20.00' T=22.80' L=31.36'
8	A=80°24'21" R=20.00' T=16.90' L=28.07'		A=98°08'07" R=20.00' T=23.06' L=34.26'		A=89°54'45" R=20.00' T=19.97' L=31.39'	A=89°54'45" R=20.00' T=19.97' L=31.39'
9	A=89°58'17" R=20.00' T=19.99' L=31.41'		A=122°08'30" R=10.00' T=18.09' L=21.32'			
10	A=82°30'10" R=20.00' T=17.54' L=28.80'	A=89°58'54" R=50.00' T=49.98' L=78.52'	A=72°10'29" R=60.00' T=26.24' L=45.35'	A=47°15'38" R=50.00' T=26.25' L=49.49'		



VICINITY MAP

PURPOSE OF REPLAT:

To revise the easements for development, and to combine two lots into one.

NOTICE:

Selling any portion of this addition by metes and bounds is a violation of City Ordinance and State laws, and is subject to fines and withholding of utilities and building permits.

This property is not located in a 100 Year Flood Plain or in an identified flood hazard area as defined by the U. S. Department of Housing and Urban Development under the Flood Disaster Protection Act of 1973, as amended.

OWNER’S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, the Roman Catholic Diocese of Dallas is the owner of a tract of land situated in the J. T. Horn Survey, Abstract No. 418, City of Frisco, Collin County, Texas, and being all of Lot 1 and Lot 2, Block A, Saint Francis of Assisi, an addition to the City of Frisco, Texas, as recorded in Cabinet N, Page 576, Plat Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a capped 1/2" iron rod found for corner at the southwest end of a corner clip at the intersection of the west line of Rogers Road (a variable width R.O.W.) and the north line of Eldorado Parkway (a 120' R.O.W. at this point);

THENCE S89°32'19"W, with the north line of Eldorado Parkway, a distance of 224.06 feet to a capped 1/2" iron rod found for corner and the beginning of a curve to the left having a central angle of 01°16'59", a radius of 1560.00 feet, a tangent length of 17.47 feet, and a chord bearing S88°53'50"W, 34.93 feet;

THENCE in a westerly direction along said curve to the left, and with the north line of Eldorado Parkway, an arc distance of 34.93 feet to a capped 1/2" iron rod found for corner and the end of said curve;

THENCE S88°15'21"W, with the north line of Eldorado Parkway, a distance of 756.27 feet to a 1/2" iron rod set for corner;

THENCE N89°24'16"W, with the north line of Eldorado Parkway, a distance of 244.94 feet to a 1/2" iron rod set for corner;

THENCE S88°15'21"W, with the north line of Eldorado Parkway, a distance of 376.02 feet to a 1/2" iron rod set for corner and the beginning of a curve to the right having a central angle of 01°32'55", a radius of 1430.00 feet, a tangent length of 19.33 feet, and a chord bearing S89°01'48"W, 38.65 feet;

THENCE in a westerly direction along said curve to the right, and with the north line of Eldorado Parkway, an arc distance of 38.65 feet to a 1/2" iron rod set for corner and the end of said curve;

THENCE N00°48'32"W, leaving Eldorado Parkway, a distance of 648.62 feet to a 1/2" iron rod found for corner;

THENCE N88°30'18"E, a distance of 52.18 feet to a 1/2" iron rod set for corner;

THENCE S01°46'31"E, a distance of 30.00 feet to a 1/2" iron rod set for corner in the south line of Sanctuary Drive (a 60' R.O.W.);

THENCE N88°30'18"E, with the south line of Sanctuary Drive, a distance of 1631.18 feet to a capped 1/2" iron rod found for corner at the northwest end of a corner clip with the aforementioned west line of Rogers Road;

THENCE S46°14'25"E, along said corner clip, a distance of 26.30 feet to a 1/2" iron rod found for corner;

THENCE S00°59'09"E, with the west line of Rogers Road, a distance of 152.81 feet to a capped 1/2" iron rod found for corner;

THENCE S02°10'29"W, with the west line of Rogers Road, a distance of 272.06 feet to a capped 1/2" iron rod found for corner;

THENCE S00°59'09"E, with the west line of Rogers Road, a distance of 169.82 feet to a 1/2" iron rod set for corner at the northeast end of the aforementioned corner clip at the intersection of the north line of Eldorado Parkway;

THENCE S44°20'10"W, along said corner clip, a distance of 20.70 feet to the POINT OF BEGINNING and CONTAINING 1,057,289 square feet, or 24.272 acres of land.

BASIS OF BEARINGS:

The bearings are based on City of Frisco Control Monuments 8 and 27.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT the Roman Catholic Diocese of Dallas, acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the hereinabove described property as Saint Francis of Assisi, Block A, Lot 1R, an addition to the City of Frisco, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. The Roman Catholic Diocese of Dallas does herein certify the following:

1. The street and alleys are dedicated for street and alley purposes.
2. All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
3. The easements and public use areas, as shown, and created by this plat, are dedicated for the public use forever for the purposes indicated on this plat.
4. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements if approved by the City of Frisco.
5. The City of Frisco is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
6. Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by utilities being subordinate to the public's and City of Frisco's use thereof.
7. The City of Frisco and public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in the easements.
8. The City of Frisco and public utilities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.
9. All modifications to this document shall be by means of plat and approved by the City of Frisco.

FIRE LANE EASEMENT

The undersigned covenants and agrees that he (they) shall construct upon the fire lane easements, as dedicated and shown thereon, a fire apparatus access road in accordance with the Fire Code and City standards and that he (they) shall maintain the same in a state of good repair at all times in accordance with City Ordinance. The fire lane easement for the fire apparatus access road shall be kept free of obstructions in accordance with City Ordinance. The maintenance of pavement in accordance to City Ordinance of the fire lane easements is the responsibility of the owner. The owner shall identify the fire apparatus access road in accordance with City Ordinance. The Chief of Police or his/her duly authorized representative is hereby authorized to cause such fire lane and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.

ACCESS EASEMENT

The undersigned covenants and agrees that the access easement(s) may be utilized by any person or the general public for ingress and egress to other real property, and for the purpose of general public vehicular and pedestrian use and access, and for the Fire Department, Police and emergency use in along, upon and across said premises, with the right and privilege at all times of the City of Frisco, its agents, employees, workmen and representatives having ingress, egress, and regress in, along, upon and across said premises.

STREET EASEMENT

The area or areas shown on the plat as "Street Easement" are hereby given and granted to the City of Frisco (City), its successors and assigns, as an easement to construct, reconstruct, operate, repair, re-build, replace, relocate, alter, remove and perpetually maintain street and highway facilities, together with all appurtenances and incidental improvements, in, upon and across certain real property owned by Grantor. Appurtenances and incidental improvements include, but are not limited to, curbs, gutters, inlets, aprons, traffic signs with or without attached flashing lights, guard rails, sidewalks, buried conduits, buried City utilities, and underground franchise utilities. Street Easements shall remain accessible at all times and shall be maintained by the Owners of the lot or lots that are traversed by, or adjacent to the Street Easement. After doing any work in connection with the construction, operation or repair of the street and highway facilities, the City shall restore the surface of the Street Easement as close to the condition in which it was found before such work was undertaken as is reasonably practicable, except for trees, shrubs and structures within the Street Easement that were removed as a result of such work.

DRAINAGE AND DETENTION EASEMENT

This plat is hereby adopted by the Owners and approved by the City of Frisco (Called "City") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors and assigns:

The area or areas shown on the plat as "Drainage and Detention Easement" shall remain accessible at all times and shall be maintained by Owners of the lot or lots that are traversed by, or adjacent to the Drainage and Detention Easement. The City will not be responsible for the maintenance and operation of the drainage facilities within the Drainage and Detention Easement or for an damage to private or person that results from conditions within the Drainage and Detention Easement. No obstruction to the natural flow of storm water run-off shall be permitted by construction of any within the Drainage and Detention Easement, unless approved by the Director of Engineering Services. Each property owner shall keep the portion Drainage and Detention Easement traversing or adjacent to their property clean and free of debris, silt, and any materials which would result in unsanitary conditions or obstruct the flow of water. The City shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner. The City shall not be held liable for any damages of any nature resulting from failure of any facilities within the Drainage and Detention Easement. The City shall have the right to enter upon the Drainage and Detention Easement at any point, or points, to investigate, survey, construct and maintain any drainage facility deemed necessary for drainage purposes. The minimum finished floor elevation for each lot shall be as shown on the plat.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Frisco, Texas.

WITNESS, my hand, this the ____ day of _____, 2010.

Roman Catholic Diocese Of Dallas

Printed name and title

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office this the _____ day of _____, 2010.

Notary Public in and for
the State of Texas

CERTIFICATE OF APPROVAL

Approved this _____ day of _____, 2010,
by the Planning & Zoning Commission of the City of Frisco,
Texas.

PLANNING & ZONING COMMISSION CHAIRPERSON

PLANNING & ZONING COMMISSION SECRETARY

CITY SECRETARY

SURVEYOR’S CERTIFICATE

Know All Men By These Presents:

That I, David J. Surdukan, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Subdivision Regulations of the City of Frisco, Texas.

Dated this the _____ day of _____, 2010.

David J. Surdukan, RPLS
Registration No. 4613

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared David J. Surdukan, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office, this the _____ day of _____, 2010.

Notary Public in and for
the State of Texas

SHEET 2 OF 2
FINAL PLAT

SAINT FRANCIS
OF ASSISI
Block A, Lot 1R
Being A Replat Of
Saint Francis Of Assisi
Block A, Lots 1 & 2

24.272 Acres Situated In The
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